

## **\$380,000 - 10217 167a Avenue, Edmonton**

MLS® #E4464950

**\$380,000**

5 Bedroom, 1.50 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Baturyn, Edmonton, AB

Located on a 635 SQM lot, this well-maintained bungalow in Baturyn offers incredible value & an unbeatable location! Youâ€™™ll be within walking distance to elementary schools (St. Charles & Baturyn), Mary Butterworth Jr. High, public transit, shops, restaurants & more! Step inside to a bright, spacious living room w/ large front & side windows. The wood-burning fireplace is perfect for cozy winter nights. The updated kitchen showcases floor-to-ceiling oak cabinetry, offering plenty of storage for a growing family. The main floor includes 3 bedrooms, a 4-piece bath, & a 2-piece ensuite off the primary. Downstairs, youâ€™™ll find a separate entrance, 2 bedrooms, a kitchenette, & a large rec room. Perfect for guests, or potential suite use. The backyard is a gardenerâ€™™s dream! With a garden along the side & Virginia Creeper vines climbing the back and side of the home, this yard will impress your guests. Other features: 50-year shingles (2019), hot water tank (2020), fridge (2024), **OVERSIZED DOUBLE GARAGE & MORE!**

Built in 1978

### **Essential Information**

MLS® # E4464950

Price \$380,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,122                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10217 167a Avenue |
| Area        | Edmonton          |
| Subdivision | Baturyn           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5X 2Y8           |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Fire Pit                     |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Masonry                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Brick, Stucco                                                 |
| Foundation        | Concrete Perimeter                                                  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Baturyn/St.Charles         |
| Middle     | Mary Butterworth/St.Edmund |
| High       | Queen Eliz./Archbishop O'l |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 27            |

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Listing information last updated on November 7th, 2025 at 11:17pm MST